

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF ARIZONA
NO. CV 09-1853-PHX-FJM

List of Exhibits

Exhibit 1: Trustee's Deed Upon Sale

Exhibit 2: Property Appraisal Information

EXHIBIT “1”

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20090631746 07/09/2009 01:27
ELECTRONIC RECORDING

Trustee's Deed Upon Sale
Page 1

TD4210WCorrine-2-1-1--
fraustoj

Recording requested by:

When recorded mail to:

DAVID BILFELD
720 N 16TH ST. #370
PHOENIX, AZ 85022

Forward tax statements to the address given above

4210 W. Corrine

Space above this line for recorders use

TS # AZ-09-253297-CH

Order # 33-00834407

Loan # 46999911

Exempt B-2

Trustee's Deed Upon Sale

A.P.N.: 149-27-073

Transfer Tax:

The undersigned grantor declares:

The grantee herein WASN'T the foreclosing beneficiary.

The amount of the unpaid debt together with costs was:

\$55,106.50

The amount paid by the grantee at the trustee sale was:

\$67,700.00

The documentary transfer tax is:

None

Said property is in the City of: PHOENIX, County of MARICOPA

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

DAVID BILFELD

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **MARICOPA**, State of Arizona, described as follows:

LOT 71, TAMARRON I, A SUBDIVISION RECORDED IN BOOK 188 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JANET LEE NILSEN, A SINGLE WOMAN**, as trustor, dated 8/19/1987, and recorded on 8/24/1987 as instrument number 87-531235, in Book XXX, Page XXX of Official Records in the office of the Recorder of **MARICOPA**, Arizona, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale under the Deed of Trust recorded on 2/27/2009, instrument no 2009-0173855, of Official records. Trustee having complied with all applicable statutory requirements of the State of Arizona and performed all duties required by the Deed of Trust

Trustee's Deed Upon Sale
Page 2

including sending a Notice of Sale within five days by certified mail, postage pre-paid to each person entitled to notice in compliance with Arizona Civil Code 33-809.

All requirements per Arizona Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 6/30/2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$67,700.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION - AZ**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 7/8/2009

QUALITY LOAN SERVICE CORPORATION

By:

A. Banuelos

Adriana Banuelos, Assistant Vice President.

State of California)
) ss.
County of San Diego)

On 7/8/09 before me, **D.E. Turner** a Notary Public, personally appeared **Adriana Banuelos** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

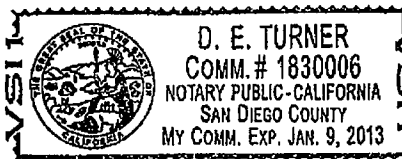
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

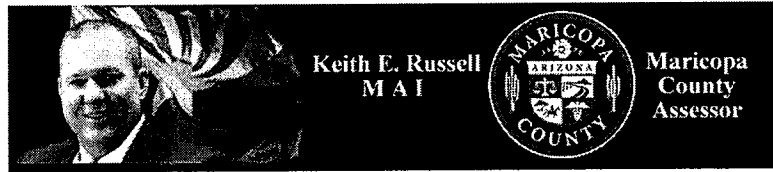
D.E. Turner
D.E. Turner

(Seal)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

EXHIBIT “2”



QUICK LINKS ...



Home

Contacts *Parcel Search:

GO

Advanced Search Options

*Market Overview

*Residential Similar Property Search

No Parcel Number? Use Advanced Search Options.

*(A parcel number is needed to use these Features)

New Search

Printer Friendly Version

Property Information

View GIS Maps

Parcel #: 149-27-073

MCR #: 18810

Property Address: 4210 W CORRINE DR
PHOENIX 85029

Property Description: TAMARRON 1 PER MCR 188-10

Section Township Range: 15 3N 2E

Associated Parcel:

Subdivision Name: TAMARRON 1 LOT 1-145

Lot #: 71

School Dist: WASHINGTON SCHOOL DISTRICT

Local Jurisdiction: PHOENIX

Tax District FAQs

Owner Information

View Tax Information

Owner: TRES AMIGOS PROPERTIES LLC

In Care Of:

Mailing Address: 10115 E BELL RD NO 107-BOX 232
SCOTTSDALE AZ 85260 USA

Deed #: 090690591

Deed Date: 7/27/2009

Sales Price: n/a

Sales Month/Year: n/a

Valuation Information

View Similar Parcels

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$114,800	\$160,100	\$181,500
Limited Property Value (LPV):	\$114,800	\$146,334	\$133,031
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	3	3	3
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$11,480	\$16,010	\$18,150
Assessed LPV:	\$11,480	\$14,633	\$13,303
Property Use Code:	0131	0131	0131
Tax Area Code:	061300	061300	061300

Additional Component Information (for this parcel)

Valuation Characteristics

New Search

Helpful Information:

[recorder](#) [glossary](#) [forms](#)

Disclaimer

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602-506-3406